



King County
Department of Development
and Environmental Services
 900 Oakesdale Avenue Southwest
 Renton, Washington 98057-5212
206-296-6600 TTY 206-296-7217

CONSOLIDATED SITE REVIEW APPLICATION

For alternate formats, call 206-296-6600.

General Information

The Consolidated Site Review (CSR) is an optional process in which site issues, including critical areas, drainage, engineering and fire flow access, are reviewed for a property in unincorporated King County where a future single-family residential project may be proposed. This option requires that applicants have a completed Critical Areas Designation (CAD) and, if applicable, also have an on-site septic or well approval. Refer to DDES Customer Information Bulletin 21, *Critical Areas Review*, for more information on the CAD.

DDES Bulletin 56, *Consolidated Site Review Process*, gives more information on CSR. DDES bulletins as well as forms referenced below are online via DDES' Web site at www.kingcounty.gov/permits, or call DDES at 206-296-6600.

The following requirements must be satisfied in order to apply for residential consolidated site review:

- ☐ Approved Critical Area Designation (CAD) on record with DDES
- ☐ Improvements are located in allowed areas defined by the approved CAD
- ☐ Development qualifies for Small Project Review per current Surface Water Design Manual
- ☐ A Critical Area Ordinance Alteration Exception is NOT required for the development
- ☐ Critical Area Ordinance Reasonable Use Exception is NOT required for the development
- ☐ A Surface Water Design Manual Adjustment is NOT required for the development
- ☐ A Road Standard Variance is NOT required for the development

Disclaimer: Consolidated site review (CSR) conditions are subject to change due to code updates. If a CSR is approved and the subsequent building permit application does not meet all applicable conditions, then additional site review fees may be required. If during review, the application is disqualified from consolidated site review, then unexpended fees will be credited toward the building permit application. THIS IS NOT A CONSTRUCTION PERMIT AND DOES NOT AUTHORIZE ANY SITE ALTERATIONS.

Application Requirements

The following information is required:

- 1) Copy of an approved Critical Areas Designation (CAD) including map
- 2) Any critical area mitigation plans that a DDES preferred consultant prepared
- 3) Completed application for consolidated site review
- 4) Completed residential site plan (see the DDES site plan template and checklist)
- 5) Copy of proposed septic system and well location stamped RECEIVED or APPROVED by the Seattle/King County Health Department
- 6) Copy of water availability or well covenant
- 7) Proof of legal access and legal lot
- 8) Current fee. DDES fees are based on the latest adopted fee ordinance. As of January 2006, the fixed fee for a CSR is \$1,850 (includes counter service, drainage, engineering, fire flow access, and critical areas review).

Optional supplemental information:

- 1) Topographic or boundary surveys
- 2) Aerial Photos
- 3) Prior permits (building, grading, on-site septic or well, etc.) or title notification of sensitive or critical areas
- 4) Special Studies including: wetland reconnaissance reports, wetland delineations, aquatic area or stream reports, and geotechnical or soils reports
- 5) Technical information reports or drainage studies
- 6) A vicinity map showing the general location of the property with driving directions for property difficult to find.

Site preparation

Prior to application, the property boundaries need to be clearly flagged (refer to *Flagging a Site for Residential Building Permit Applications: Instructions*). If the consolidated site review request is for only a portion of the property, the boundaries of the area covered by the request must be flagged prior to the initial site investigation. Failure to clearly flag the property may delay the consolidated review process.

Consolidated Site Review Application Form

For DDES Use - Application Number assigned: _____

Parcel Number: _____

Legal Description: _____

Address of proposed work: _____ ☐ address not assigned yet
(If not assigned yet, check box at right)

Critical Areas Designation and
Related Permit number(s): _____

Provide a brief description of the proposed project:

Property Owner: _____ Phone: _____ E-mail: _____

Mailing Address: _____ City: _____ St: _____ Zip: _____

Applicant Name: _____ Phone: _____ E-mail: _____

Mailing Address: _____ City: _____ St: _____ Zip: _____

Contact/Agent Name: _____ Phone: _____ E-mail: _____

Mailing Address: _____ City: _____ St: _____ Zip: _____

Critical Area Compliance:

The undersigned applicant declares:

1. That the applicant is competent to be a witness herein;
2. That the applicant, either the property owner or with permission from the property owner, grants site access to King County staff;
3. That to the best of the applicant's knowledge, the critical areas on the development proposal site have not been illegally altered; and
4. That the applicant has not previously been found in violation of critical areas regulations for any property in King County, or alternatively, that if there have been any violations, such violations have been cured to the satisfaction of King County.

I certify under penalty of perjury and under the laws of the State of Washington the forgoing is true and correct. I further certify that all easements, deed restrictions or other encumbrances restricting the use of the property are shown on the site plans submitted with this application. **I accept financial responsibility for all fees** associated with this permit or approval and will receive any refunds. Please mail any refunds to the address above. I also understand that signing and submitting this application authorizes DDES staff to inspect the site at any reasonable time for the purpose of reviewing this application.

Applicant Signature: _____ Date: _____

Check out the DDES Web site at www.kingcounty.gov/permits